

**HISTORIC LANDMARK COMMISSION  
MARCH 23, 2015  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-0121  
2502 WILSON STREET**

**PROPOSAL**

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Demolish a house believed to have been built in 1948.

**ARCHITECTURE**

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One-story, rectangular-plan, side-gabled frame house with a central, partial-width, front-gabled entry porch on turned wood posts and with a scalloped bargeboard; single and paired 2:2 fenestration.

**RESEARCH**

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There is a water service permit dating from 1935 for this address, but neither of the people named on the permit lived at this address. The area appears to have been south of the city limit until around 1950; no city directory prior to 1952 shows this address, and the 1952 city directory shows the house as vacant. There is another water service permit for (possibly) this address dating from 1948, which appears to be the more likely date of construction. The first known owner and occupant was a military man in the U.S. Air Force. Leon N. Farris, the owner of two barber shops, and his wife, Zora, are shown as the owners and occupants in the mid-1950s; meat cutter Louis H. Matteck and his wife Regina are shown as the owners and occupants from the late 1950s through the early 1960s. Ira D. Moore, the proprietor of Longhorn Disposal Service, owned and occupied the house with his wife, Beverly, from the late 1960s through the mid-1970s. The house was either vacant or a rental property through the 1970s, 1980s, and 1990s.

**STAFF COMMENTS**

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The house does not appear in any City survey.

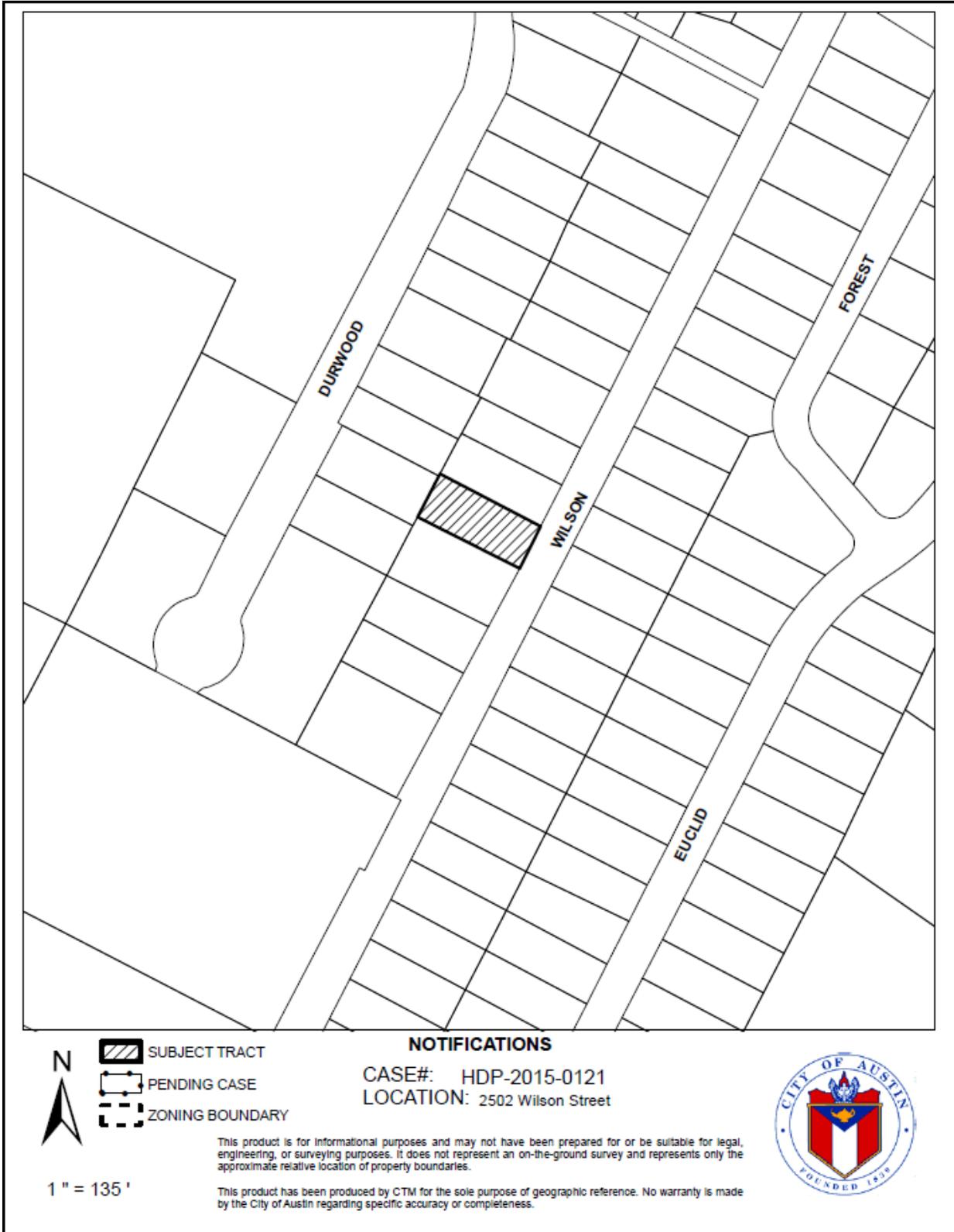
**STAFF RECOMMENDATION**

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The house may be as old as the mid-1930s (given the water service permit for this address dating from 1935), although the windows in the front of the house appear to be even older than a 1935 construction date. It is possible that the house was built with salvaged materials from an older house, but there is no evidence of its history because it was beyond the city limits – the city directories do not reference a house at this address prior to 1952, there is no building permit for the house, and the front porch (even with its non-historic turned posts and railings) has a scalloped bargeboard, which suggests a late 1940s- early 1950s construction date.

At any rate, there does not appear to be sufficient historical or architectural merit to warrant individual designation as a historic landmark, so staff recommends that the applicant consider re-using the house and making an addition rather than demolishing it; the current house is very much in keeping with the character and streetscape of this section of South Austin. If re-use is not feasible, then staff recommends release of the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



2502 Wilson Street  
ca. 1948



### OCCUPANCY HISTORY 2502 Wilson Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
March, 2015

- |         |  |
|---------|--|
| 1992    | Louis and Elaine Perez, renters<br>No occupation listed<br>NOTE: The directory indicates that Louis and Elaine Perez were new residents at this address. |
| 1985-86 | Vacant   |
| 1981    | Vacant   |
| 1977    | Billy and Lynn Phipps, renters<br>No occupation listed<br>NOTE: The directory indicates that Billy and Lynn Phipps were new residents at this address.   |
| 1973    | Ira D. and Beverly J. Moore, owners<br>Proprietor, Longhorn Disposal Service, 1311 S. 1 <sup>st</sup> Street.  |
| 1968    | Ira D. and Beverly J. Moore, owners  |

## Salesman

- 1962 Louis H. and Regina Matteck, owners  
Meat cutter, Sam Slaughter Stores (multiple locations)
- 1959 Louis H. and Regina Matteck, owners  
Louis: Meat cutter, Big Bear Food Stores (multiple locations)  
Regina: Solicitor, Austin American-Statesman, newspaper.
- 1955 Leon N. and Zora D. Farris, owners  
Proprietor, Farris Barber Shop, 1813 San Jacinto Boulevard; and proprietor (with Riley A. Farris), Twin Oaks Barber Shop, 2315 South Congress Avenue.
- 1953 William C. and Evelyn Miller, owners  
U.S. Air Force  
NOTE: Leon N. and Zara Farris are listed at 1404 W. 51 Street; he was a barber.
- 1952 Vacant
- 1949 The address is not listed in the directory.  
NOTE: This house appears to have been beyond the south city limit at the time it was built, and does not appear on any Sanborn maps. The 1962 Sanborn map only shows the east side of Wilson Street.

**MATTECK, Louis, 71, of Austin, died Sunday.  
Mass 10 a.m. today at St. Mary's Catholic Church  
in Taylor. Burial, St. Mary's Cemetery in Taylor.  
(Condra Funeral Home, Taylor)**

Obituary of Louis Matteck  
Austin American-Statesman, April 8, 1980

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS No. 2546  
 M. Foster Wise Address 2502 Wilson  
 Plumber Raymond Chapman Size of Tap 1/2 Date 2-19-35

Foreman's Report

Date of Connection 2-21-35  
 Size of Tap Made 3/4  
 Size Service Made 3/4  
 Size Main Tapped 1"  
 From Front Prop. Line to Curb Cock 6  
 From Prop. Line to Curb Cock 24.5  
 Location of Meter gutter line  
 Type of Box cast  
 Depth of Main in St. 12"  
 Depth of Service Line 10"  
 From Curb Cock to Tap on Main 4  
 Checked by Engr. Dept. W.P.H. 3-1-35

No. Fittings	Size	Req. No.
1	Curb Cock	
1	Elbow	
1	St. Elbow	
1	Bushing	
1	Reducer	
1	Pipe	
1	Lead Comp.	
1	Nipples	
1	Union	
1	Plug	
1	Tee	
1	Stop	
1	Box	
1	Lid	
1	Valves	

Foreman's Signature Raymond Chapman

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Water service permit for this address to Foster Wise. Foster Wise is listed in the 1937 city directory as a carpenter living at 1609 S. 3<sup>rd</sup> Street. Raymond Chapman does not appear in the 1937 directory. There is a George F. and Cordelia Chapman listed at 2300 Wilson Street, but there is nothing that corresponds to this address. The 1947 directory shows George and Cordelia Chapman at 2408 Wilson Street. The 1952 directory shows Cordelia Chapman at 2408 Wilson Street.

**WATER SERVICE PERMIT** Austin, Texas No. B4867  
 Received of V. POPE Date 1-9-48  
 Address 2502 Wilson St  
 Amount TWENTY AND NO/100  
 Plumber ADRIAN REGAN Size of Tap 3/4"  
 Date of Connection 1-21-48  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 1"  
 From Front Prop. Line to Curb Cock 7.5'  
 From Prop. Line to Curb Cock 7.5'  
 Location of Meter CURB  
 Type of Box lock  
 Depth of Main in St. 2'  
 Depth of Service Line 2'  
 From Curb Cock to Tap on Main 4'  
 Checked by Engr. Dept. 1/29/50 OCB

No. Fittings	Size	Req. No.
2	Curb Cock	
1	Elbow	
1	St. Elbow	
1	Bushing	
1	Reducer	
5	Pipe	
1	Lead Comp.	
1	Nipples	
1	Union	
1	Plug	
1	Tee	
1	Stop	
1	Box	
1	Lid	
1	Valves	
1	Job No.	<u>W323-502</u>
1	Req. No.	<u>1122</u>

lengthened & renewed on a main on E-7th

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Water service permit to V. Pope for an address on Wilson Street that was changed from 2512 to 2502 and may apply to this house (1948)

OWNER Ira D. Moore ADDRESS 2502 Wilson St.  
 PLAT 377 LOT 56' x 137.5' of Pearl BLK  
Brust 1.42 Ac.  
 SUBDIVISION Live Oak Grove  
 OCCUPANCY Frame Addn to side of Res (Carport)  
 BLD PERMIT # 92353 DATE 6-15-64 OWNERS  
 ESTIMATE 400.00  
 CONTRACTOR Owner NO. OF FIXTURES  
 WATER TAP REC # SEWER TAP REC #  
~~CARPORT~~ -Earl Durflinger ok sideyards 10' and 5'  
Garage

Building permit to Ira D. Moore for a carport or garage addition to the side of the house (1964)

*12-8-82 PTMS*  
 OWNER Ira D. Moore ADDRESS 2502 Wilson St.  
 PLAT 377 LOT 56' X 137.5' of Pearl Brust BLK  
1.42 ac  
 SUBDIVISION Live Oak Grove  
 OCCUPANCY Bedroom and Bath  
 BLD PERMIT # 116295 DATE 3-13-70 OWNERS  
 ESTIMATE \$3,986.00  
 CONTRACTOR Texas Lbr. Co. NO. OF FIXTURES 3  
 WATER TAP REC # Exist SEWER TAP REC # Exist  
Frm addn to rear of residence  
280 sq. ft.

Building permit to Ira D. Moore for the construction of a frame addition to the rear of the house (1970)